



FREDERICK COUNTY GOVERNMENT
OFFICE OF THE COUNTY EXECUTIVE

Jan H. Gardner
County Executive

News Release

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County Executive Gardner Presents Summary of Developer Rights and Responsibilities Agreements Made By Former Administration

FREDERICK, MD – Frederick County Executive Jan Gardner said today that agreements made by the former Board of County Commissioners do not provide required public benefits and she has proposed legislation to correct this problem in the future.

“The Development Rights and Responsibilities Agreements are supposed to provide public benefits in exchange for limited security for the developer,” Executive Gardner commented. “Unfortunately, citizens did not see their interests reflected in the agreements because the prior administration made bad deals.”

Executive Gardner today shared a [newly compiled summary](#) showing that only two of the 14 contracts signed with developers by the last Board of County Commissioners included any public benefits beyond what was required by law. The citizens of Frederick County did not receive any infrastructure improvements or benefits as a result of these agreements. Officials gave away the county’s legislative capability for up to 20 to 30 years, and froze some fees in exchange for nothing.

According to a [chart compiled by the Frederick County Attorney’s Office](#), in 12 out of the 14 cases, developers were guaranteed the right to build while schools are overcrowded. The developments also will not be impacted by any changes in county laws or regulations for up to 20 to 30 years. The chart shows what was required through zoning and the adequate public facilities ordinance and compares them to the benefits required by the developers’ agreements.

To protect the public’s best interest, legislation Executive Gardner recently submitted to the County Council would limit the use of these agreements to developments of 1,500 homes or larger, limit the amount of time that these contracts can offer guarantees, require enhanced public benefits and prohibit the freezing of the fees.

The County Council has not yet introduced the bill.

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